

New Standards for Platting and Development on Small Lots

Presentation to Council's
Committee on the Built Environment
October 12, 2011

1. Lot shape and configuration:

- Minimum street frontage of 10’;
- Minimum dimension of 10’ in any direction
(a lot may be narrower than 10’ for a distance of less than 10’);
- Maximum of 6 lot lines;
- Must provide alley access if on an alley; &
- Standards may be waived or modified to save existing structures or natural features, etc.

2. Make buildings more proportionate to lot size/shape:

Allow only portions of lots that measure at least 10' in any direction to count in lot coverage* calculations

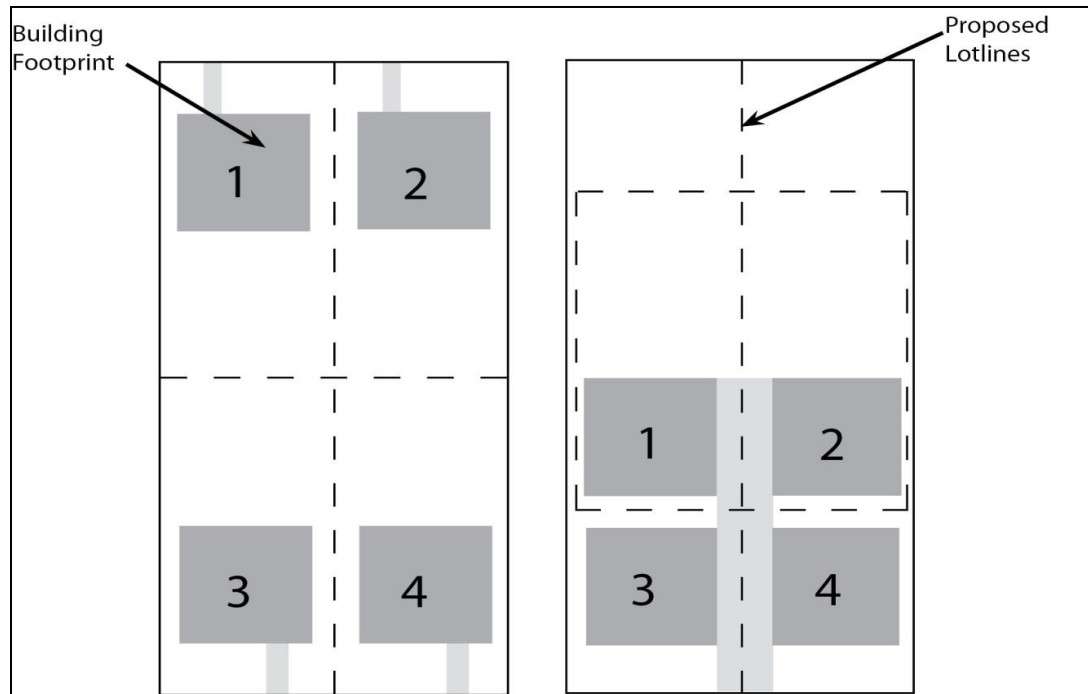
*lot coverage is how much of a lot can be covered by buildings

3. New standards for undersized lots:

New structures on lots less than 2,500 sq.ft. must meet the following –

- Maximum height of 22'
- Depth of new structures limited to 2 X width of lot, when lot is less than 30' wide

Example 1 – Unusually Shaped Lots



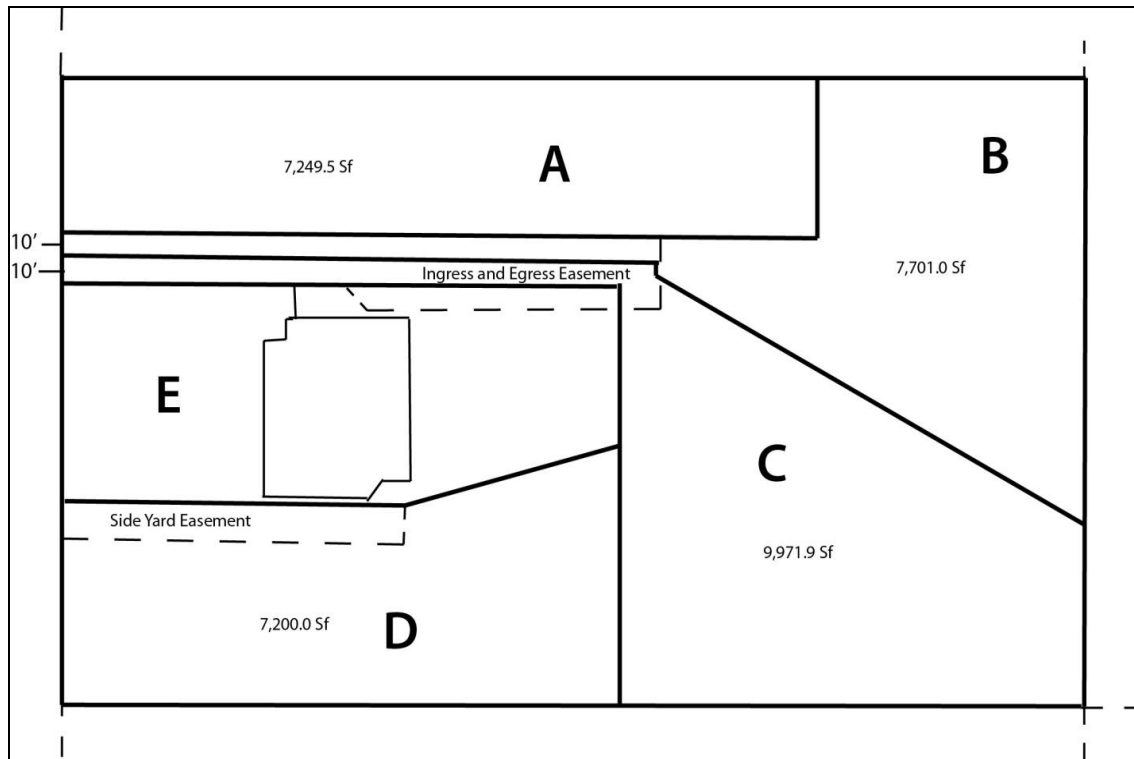
Development on unusually shaped lots can lead to houses that do not fit into existing neighborhoods (proposal #1 addresses this situation)

Example 2 - Lots Permitted Under the Proposal



6-sided lots meeting
the standards of
proposal #1

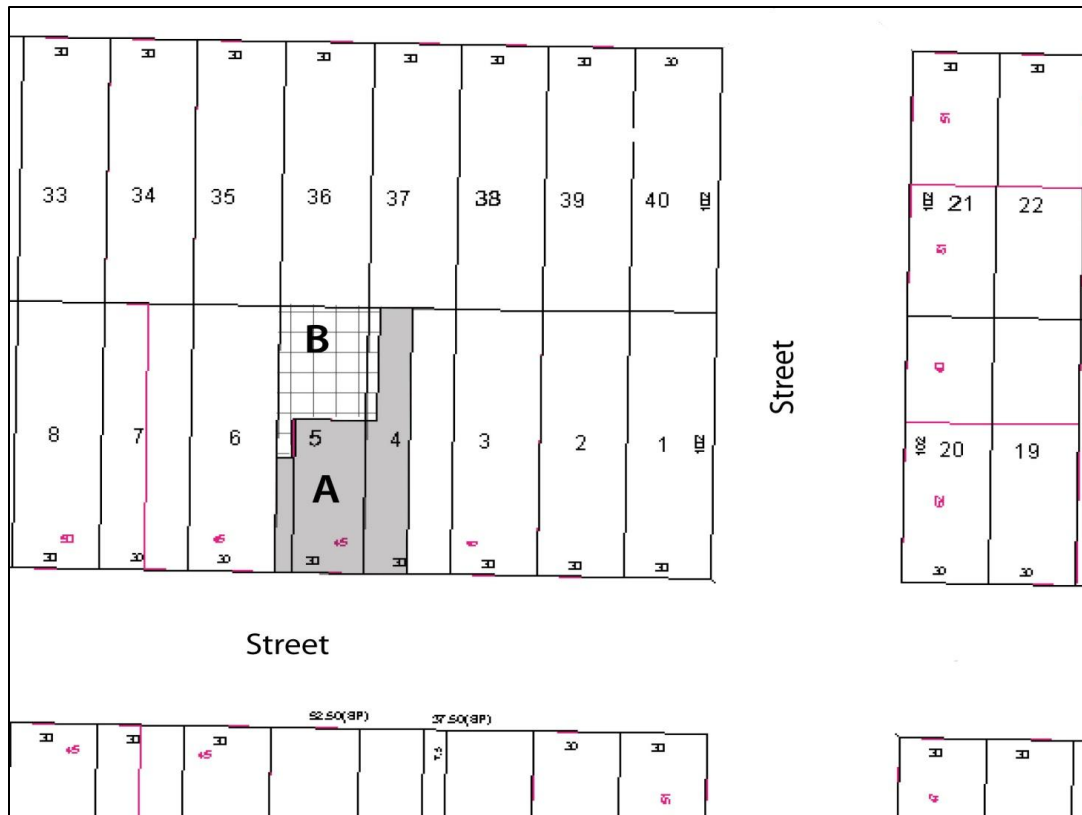
Example 3 – Flexibility



Proposed waiver process proposal #1 would enable DPD to allow this plat, saving the existing house shown and promote infill housing on lots A-D

Example 4 – Houses on Small Lots

(Proposal #3) - New standards to make houses on small lots more proportionate, so that new development does not seem crowded.



Example of 2 existing lots platted prior to current standards (A & B).

The resulting houses on Lots A & B are pictured below
(the older home to the left is on the adjacent Lot 6)



Proposal #2 – helps new development fit in better with existing houses on neighboring lots



New house on 1,530 sq.ft. Lot B, lowered from 28' to 22' in height & the floor area reduced from 1,534 to 1,146 sq.ft.

Example 5 – Lots A and B, each 1,500 sq.ft.

An existing house is on lot A & a new 25' structure built on Lot B



New house on Lot B (existing house on Lot A to the right).
New house would be lowered to 22' from 25'.



Thank you.